

Simple Approach



**187 Primrose Crescent, Perth  
PH1 2QL**

**Offers over £149,950**

Simple Approach are delighted to welcome this bright, spacious and very well presented mid-terraced house on Primrose Crescent to the Perthshire residential sales market. This stunning family home comes to the market in superb condition throughout and has been tastefully decorated in neutral tones from start to finish, comprising; a warm and welcoming lounge with large, front-facing window, through to a very modern dining kitchen, two double bedrooms facing either side of the property, a third box room and a family bathroom with shower over bath facility. This lovely family home is ideally located to take advantage of nearby amenities such as local shops, supermarkets and the Inveralmond Business Estate set just minutes away. Boasting sought-after features such as gas central heating, double glazing and well maintained gardens to the front and back. This property lends itself to a wide range of purchasers and would be the ideal home for any first time buyer or growing family looking for a well-situated property in move-in condition throughout, which only viewing will confirm.

**Lounge**

18'7" x 12'7" (5.68 x 3.84)

**Kitchen**

18'7" x 10'1" (5.68 x 3.08)

**Master Bedroom**

9'5" x 11'11" (2.89 x 3.64)

**Bedroom Two**

11'10" x 10'0" (3.61 x 3.05)

**Bedroom Three / Box Room**

7'10" x 8'9" (2.40 x 2.67)

**Bathroom**

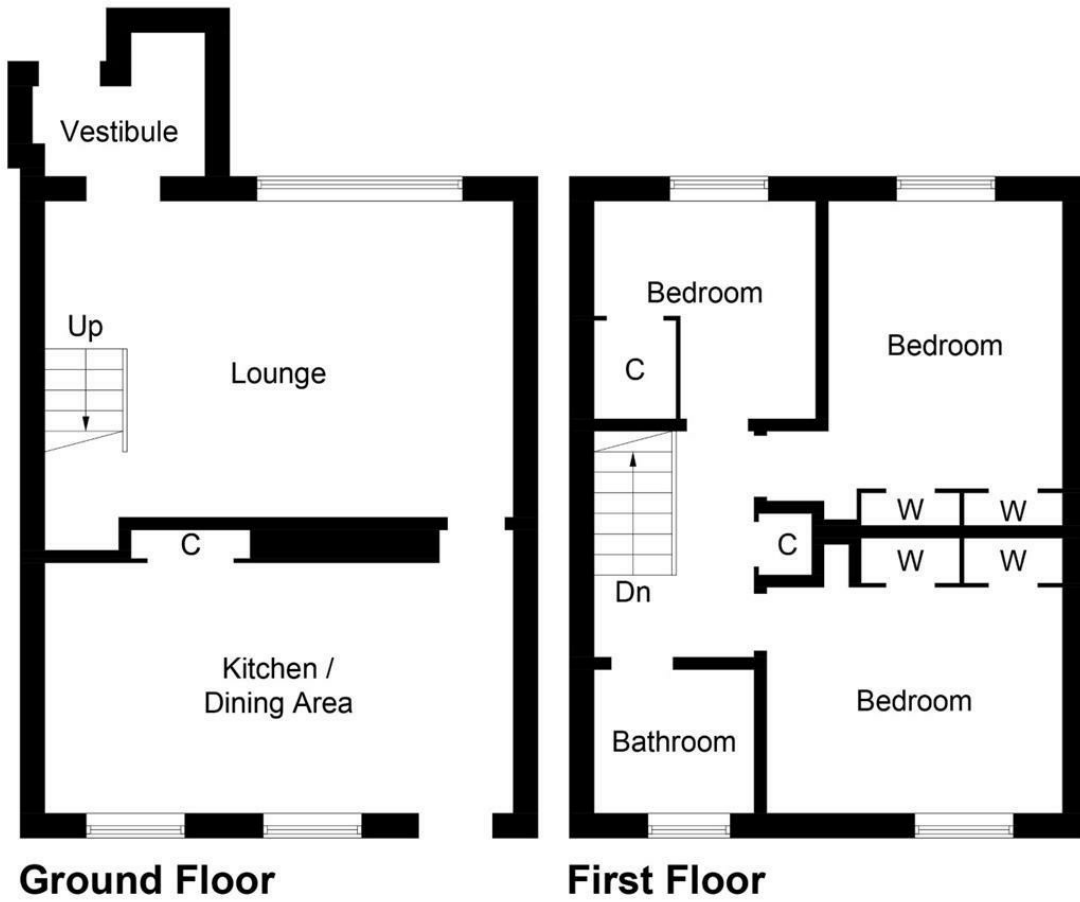
6'3" x 6'4" (1.92 x 1.94)





- Mid Terraced House
- Three Bedrooms (One Box Room)
- Very Well Presented
- Sizeable Kitchen / Dininer
- Gas Central Heating & Double Glazing
- Private Garden To Front & Rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		